

## ORDINANCE NO. 671207-C

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

- (1) AN 18.68 ACRE TRACT OF LAND LOCALLY KNOWN AS 2604-2906 ANDERSON LANE, 7927 STILLWOOD LANE, AND 7927 PARKDALE DRIVE, FROM INTERIM "A" RESIDENCE DISTRICT AND INTERIM FIRST HEIGHT AND AREA DISTRICT AND "B" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL DISTRICT AND FIRST HEIGHT AND AREA DISTRICT;
  - (2) THE NORTH HALF (64 FEET) OF LOT 3, HENRY COLLYE'S HOME TRACT, LOCALLY KNOWN AS THE REAR OF 2608-2610 WEST 7TH STREET, FROM "C" COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT;
  - (3) LOTS 5-9, BLOCK 11 OF THE HYDE PARK ADDITION, LOCALLY KNOWN AS 4307-4311 AVENUE A, FROM "A" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE DISTRICT AND SECOND HEIGHT AND AREA DISTRICT;
  - (4) LOTS 7 AND 8, OUTLOT 114 OF THE ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 907-911 NECHES STREET AND 501-507 EAST 10TH STREET, FROM "B" RESIDENCE DISTRICT AND SECOND HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL DISTRICT AND THIRD HEIGHT AND AREA DISTRICT;
  - (5) THE SOUTH 59 FEET OF LOT 1, SAVE AND EXCEPT THE WEST 10 FEET, BLOCK W, VIOLET CROWN HEIGHTS, SECTION 2, LOCALLY KNOWN AS 5904 GROVER AVENUE AND THE REAR OF 1201 PALO DURO ROAD, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE and HEIGHT and AREA designations as follows:

TRACT 1: From Interim "A" Residence District and Interim First Height and Area District to "GR" General Retail District and First Height and Area District on the following described property, to-wit:

Being 15.98 acres of land out of an original tract of 51.76 acres conveyed to Austin Northwest Development Co. of record in Volume 2895, Page 587, of the Travis County Deed Records and being a part of the James M. Mitchell Survey No. 17 in Travis County, Texas, and being described as follows:

BEGINNING at an iron stake found in the Westernmost corner of Lot 1, Block E, of Northtown West Subdivision, Section One, of record in Plat Book 14, Page 93, of the Plat Records of Travis County, Texas, said iron stake also being located in the Northeast line of the 51.76 acre tract mentioned above;

THENCE, with the Southwest line of Northtown West Subdivision, Section One, Two, and Three, and also being the Northeast line of the 51.76 acre tract as follows:

- (1) South 61° 47' East for 459.35 feet to an iron stake;
- (2) South 61° 36' East for 520.45 feet to an iron stake;

THENCE, with the Southeast line of the 51.76 acre tract, South 29° 48' West for 738.71 feet to an iron stake set in the Northeast line of Anderson Lane;

THENCE, with the Northeast line of Anderson Lane (R.O.W. = 90'), North 58° 19' West for 981.0 feet to corner;

THENCE, with the prolongation of the Southeast right-of-way line of existing Rockwood Lane, North 29° 53' East for 681.08 feet to the place of beginning;

TRACT 2: From "B" Residence District and First Height and Area District to "GR" General Retail District and First Height and Area District on the following described property, to-wit:

Being 2.70 acres of land out of an original tract of 10.94 acres, conveyed to Austin Northwest Development Co., of record in Volume 3060, Page 896, of the Travis County Deed Records and being a part of the George W. Davis Survey No. 15 in Travis County, Texas, and being described as follows:

BEGINNING at an iron stake found in the Westernmost corner of Lot 13, Block J, of Northtown West Subdivision, Section Three of record in Plat Book 19, Page 19, of the Plat Records of Travis County, Texas, said iron stake also being located in the Northeast line of the 10.94 acre tract mentioned above;

THENCE, with the Southwest line of Northtown West Subdivision, Section Three, and also being the Northeast line of the 10.94 acre tract as follows:

- (1) South 61° 36' East for 0.37 feet to an iron stake;
- (2) South 60° 07' East for 159.77 feet to an iron stake;

THENCE, with the prolongation of the Southeast right-of-way line of existing Parkdale Drive, South 29° 53' West for 734.85 feet to corner;

THENCE, with the Northeast line of Anderson Lane (R.O.W. = 90'), North 61° 31' West for 159.11 feet to an iron stake for corner;

THENCE, with the Northwest line of the 10.94 acre tract, North 29° 48' East for 738.71 feet to the place of beginning;

both of the above tracts being locally known as  
2604-2906 Anderson Lane, 7927 Stillwood Lane and

7927 Parkdale Drive, in the City of Austin, Travis County, Texas.

PART 2. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE designation from "C" Commercial District to "C-2" Commercial District on the following described property, to-wit:

The north half (64 feet) of Lot 3, Henry Collye's Home Tract, locally known as the rear of 2608-2610 West 7th Street, in the City of Austin, Travis County, Texas.

PART 3. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE and HEIGHT and AREA designations from "A" Residence District and First Height and Area District to "B" Residence District and Second Height and Area District on the following described property, to-wit:

Lots 5-9, Block 11 of the Hyde Park Addition, locally known as 4307-4311 Avenue A, in the City of Austin, Travis County, Texas.

PART 4. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE and HEIGHT and AREA designations from "B" Residence District and Second Height and Area District to "C" Commercial District and Third Height and Area District on the following described property, to-wit:

Lots 7 and 8, Outlot 114 of the Original City of Austin, locally known as 907-911 Neches Street and 501-507 East 10th Street, in the City of Austin, Travis County, Texas.

PART 5. Chapter 39 of the Austin City Code of 1954 is hereby amended to change the USE designation from "A" Residence District to "B" Residence District on the following described property, to-wit:

The south 59 feet of Lot 1, save and except the west 10 feet, Block W, Violet Crown Heights, Section 2, locally known as 5904 Grover Avenue and the rear of 1201 Palo Duro Road, in the City of Austin, Travis County, Texas.

PART 6. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 39 of the Austin City Code of 1954 and made a part thereof shall be changed so as to record the changes ordered in Parts 1, 2, 3, 4, and 5, of this Ordinance.

PART 7. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this Ordinance shall become effective as provided by the Charter of the City of Austin.

PASSED AND APPROVED X

December 7, 1967

*Harry Akin*  
Mayor

APPROVED:

*Walter R. Brown*  
City Attorney

ATTEST:

*Elin Worsley*  
City Clerk

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared, Eleanor Walker, Classified Advertising Agent of The Austin American-Statesman A daily newspaper published in said County and State, who, being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit: December 15, 1967 and that the attached is a true copy of said advertisement:

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(Sgd) Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 26th Day of December A.D. 1967

(Sgd) Merle Duncan  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

(Seal)

I, Elsie Woosley, City Clerk of the City of Austin, hereby certify that the above and foregoing ordinance was published as required by the City Charter, in the American-Statesman, a daily newspaper published in said City on December 26, 1967.

Elsie Woosley  
City Clerk, City of Austin, Texas